

Town of Carlisle
The Banta Davis Task Force
Minutes
January 26, 2012

Present: John D. Williams, Board of Selectmen (BOS), Chair; Grant Challenger, Vice-Chair, Community Representative; Richard Amodei, Recreation Commission; W. Randall Brown, Carlisle Housing Authority; Greg D. Peterson, Chair, Affordable Housing Trust; Jonathan Stevens, Planning Board; Mary Storrs, Carlisle Public Schools.

Guests: Mary Zoll; Elizabeth D. Barnett, Housing Coordinator.

1. **Meeting Called to Order** at 7:30 pm.
2. Approval of Minutes. Minutes of the meeting of January 3, 2012, were distributed to members in advance and reviewed at the meeting. Jonathan Stevens made a motion to approve, as amended, and Grant Challenger seconded the motion. All in favor, with one abstention.
3. **Town Counsel Legal Opinion.** John Williams reported that legal consulting services for the Banta-Davis Task Force (BDTF) would not be covered by the Town's retainer agreement with Town Counsel (Deutsch Williams). The Board of Selectmen have proposed that the BDTF legal expenses be funded by the Town of Carlisle Affordable Housing Trust Fund.

Discussion followed regarding the BDTF review process and the timing for seeking legal counsel. John Williams proposed the following steps: first, to frame the major questions, and second, to examine the possible options and issues, including the Banta-Davis property program uses which needed to be preserved (playing fields). After that point the BDTF then might seek the assistance of Town Counsel to provide a "legal road map," e.g., Town meeting and board votes required; etc.

Grant Challenger recommended that the BDTF examine the cost/benefit for Banta-Davis (BD) affordable housing. Mary Storrs added that public outreach would very important.

4. **Banta Davis Documents:** the BDTF discussion focused on items included in the Banta-Davis Chronology, e.g., Town Meeting votes, a Recreation Commission presentation; and the useable area of the Banta-Davis property.

Greg Peterson estimated that there would be roughly 32 acres to work with for affordable housing development, after taking into account the ball fields, wastewater absorption field, wastewater treatment plant, parking lots and other existing uses. This will be dependent upon the delineation of wetland

boundaries on the Banta-Davis property. He proposed asking the legal question of whether the Banta-Davis property is protected under Article 97, of the Articles of Amendment to the Constitution of the Commonwealth of Massachusetts. He also proposed asking: 1) will it require a 2/3 Town Meeting vote and 2) will it require approval votes from the School Committee and the DPW (Board of Selectmen)? Jonathan Stevens recommended that the BDTF develop a checklist of potential obstacles and approvals needed.

5. **Community Education and Outreach.** Discussion followed on the best way to make BDTF resource documents available to the Committee and the overall community. Discussion touched upon the importance of outreach to the Banta-Davis property abutters and the general public.

Documents referenced during meeting:

- **Banta Davis Chronology** and documents, dated 1/3/2012 (distributed to BDTF on that date).

Upcoming BDTF Meeting Schedule: A schedule of future meetings of the BDTF was agreed at the meeting of January 3, 2012. Those meeting dates and times are as follows (included in these minutes as requested by members):

- **Thursday, February 9, 2012 at 7:30 am**
- **Monday, February 27, 2012 at 7:30 am**
- **Monday, March 8, 2012 at 7:30 am`**
- **Thursday, March 22, 2012 at 7:30 pm**
- **Thursday, April 12, 2012 at 7:30 am**
- **Thursday, April 26, 2012 at 7:30 pm**

All meetings will be posted with the Town Clerk.

Meeting adjourned: 9:20 p.m.

Respectfully submitted,

Elizabeth D. Barnett, Housing Coordinator
February 17, 2012